

476/Book 444

WARRANTY DEED.

THIS INDENTURE, Made on the 27th day of September A.D. One Thousand Nine Hundred and Thirty-eight by and between **Frank Childress and Minnie H. Childress, his wife,**

of Joplin, Jasper County, Missouri,

parties of the First Part, and

Sam Lewis, Will Lewis and James Lewis

of the County of Jasper in the State of Missouri

parties of the Second part:

WITNESSETH, That the said parties of the First Part, Three Hundred Fifty (\$350.00)

In consideration of the sum of

DOLLARS,

to them paid by the said parties of the Second Part, the receipt of which is hereby acknowledged, do

by these presents, Grant, Bargain and Sell,

Convey, and Confirm unto the said parties of the Second Part, their heirs and assigns, the following described Lots, Tracts, or Parcels of Land lying, being and situate in the County of Jasper, and State of Missouri, to-wit:

All of a tract of land in the Northeast corner of Miscellaneous Tract 38, Section 3, Township 27 North, Range 33 West in the City of Joplin, Jasper County, Missouri, described as follows: Commencing at a point 198.5 feet north of the northwest corner of Lot 1 Empire Zinc Company's First Addition to the City of Joplin, said point being the Southeast corner of Fifth Street and Empire Avenue as now improved; thence East along said south line of Fifth Street as improved 168.8 feet to the West line of 20 foot alley; thence South along said West line of alley 43.5 feet; thence West parallel to South line of Fifth Street 168.8 feet to East line of Empire Avenue; thence North along said East line 43.5 feet to point of beginning.

Site: Dynop-Dunney
ID #: MOD 0806862310
Break: 11.11
Other: 9/27/1938

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TO HAVE AND TO HOLD. The premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging, or in any wise appertaining unto said parties of the Second Part, and unto their heirs and assigns FOREVER: the said **Frank Childress and Minnie H. Childress**

hereby covenanting that they are

lawfully seized of an indefeasible

estate in fee in the premises herein conveyed; that they have good right to convey the same, that the said premises are free and clear of

any incumbrance done or suffered by them or those under whom they claim and that they will WARRANT and

DEFEND the title of said premises unto the said parties of the Second Part, and unto their heirs and assigns FOREVER against the lawful

claims and demands of all persons whomsoever. Except taxes for 1938 and thereafter which grantees assume and

agree to pay.

IN WITNESS WHEREOF, the said parties of the First Part have hereunto set their hands and

seals the day and year first above written.

Signed, Sealed and Delivered in the presence of us.)

Frank Childress (SEAL)

Minnie H. Childress (SEAL)

STATE OF MISSOURI,

County of Jasper

ss.

On this 27th day of September 1938, before me, a Notary Public

personally appeared

Frank Childress

and

Minnie H. Childress

his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Joplin in said County and State, the day and year first above written.

My term expires June 26, 1942 193

(SEAL)

Frances R. Murdock

Notary Public.

40116206



Filed for record, this 15th day of May

A. D. 1940, at B

o'clock 27

minutes A. M.

By

Deputy.

Frances R. Murdock

Recorder.

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